

## **TITLE V. BUILDING AND CONSTRUCTION**

### **CHAPTER 500: BUILDING AND CONSTRUCTION REGULATIONS**



*Cross References—As to fire prevention generally, see ch. 210; as to advertising signs and billboards generally, see ch. 415; as to buildings or structures in city parks generally, see §240.280; as to property maintenance code, see ch. 505; as to building permit for swimming pools, see §500.110; as to zoning generally, see ch. 405.*

#### **ARTICLE I. IN GENERAL**

##### **SECTION 500.010: COMPLIANCE WITH BUILDING CODE, ETC., PREREQUISITE TO ISSUANCE OF BUILDING PERMITS**

Before issuance of any permit or certificate, the Building Commissioner shall determine that all requirements of the Building Code, the Zoning Ordinance and other provisions of this Code and other City ordinances and State law which may be applicable to such permit or certificate have been or will be complied with. (CC 1975 §5-1)

##### **SECTION 500.020: BUILDER'S DEPOSIT TO ASSURE RESTORATION OF STREETS AND SIDEWALKS WHEN DAMAGED DURING COURSE OF BUILDING, ETC.**

A builder's deposit on new construction, reconstruction and major alteration or repair shall be required by the Building Commissioner, to be turned over to the City Treasurer, such deposit to be not less than one hundred fifty dollars (\$150.00), as determined by the Building Commissioner, to insure proper replacement and repair of streets and sidewalks which may be damaged by reason of any construction, reconstruction or major repair at or adjacent to the premises. Such deposits shall be refunded to the builder or owner, as the case may be, by the City Treasurer after receipt by him/her, from the Building Commissioner of a certificate of inspection, certifying that all streets and sidewalks and property for which the City is responsible have been repaired. Otherwise, such deposit shall be used by the City to repair such street or sidewalk or other property, and the balance thereof only shall be refunded.

The City Treasurer shall deposit all builders' deposits into a special fund to be known as the City of Normandy's Builders' Deposit Account. These deposits shall be included in all general financial statements and reports of the City Treasurer. (CC 1975 §5-2; Ord. No. 168 §§7, 9)

##### **SECTION 500.030: VIOLATIONS AND PENALTIES**

Any person who shall violate any of the provisions of this Chapter, for which no other penalty is specified, shall be subject to the penalties provided in Section 100.220. (CC 1975 §5-7; Ord. No. 168 §12)

## **ARTICLE II. ADOPTION OF VARIOUS BUILDING CODES AND COUNTY CODES**

### **SECTION 500.040: ADOPTION OF BUILDING CODE**

- A. *Adoption.* A certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Normandy, being marked and designated as "The BOCA National Building Code, Fourteenth Edition, 1999" as published by the Building Officials and Code Administrators International, Inc., be and is hereby adopted as the Building Code of the City of Normandy, in the State of Missouri; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Building Code, are hereby referred to, adopted and made a part hereof as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Subsection (B) of this Section.
- B. *Additions, Insertions And Changes.* The following sections are hereby revised as follows:
- Section 101.1. Insert: City of Normandy.
- Section 112.3.1. Insert: The fees shall be as set out in Section 500.110 of the Normandy Municipal City Code.
- Section 116.4. Insert: (Ordinance violation, \$ 500.00, 90).
- Section 117.2. Insert: ( \$0, \$ 500.00).
- Section 3408.2. Insert: July 15, 1999.
- C. *Penalty.* Any person violating any of the provisions of this Section or any provisions of the Code adopted in this Section shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

### **SECTION 500.050: ELECTRICAL CODE**

- A. *Adoption.* The St. Louis County Electrical Code adopted by the County of St. Louis as of the last amendatory ordinance on March 6, 1997, is hereby adopted by reference as the Electrical Code of the City of Normandy, Missouri, as if fully set out herein. A copy of such Code shall be kept on file by the City Clerk and shall be available for inspection.
- B. *Enforcement.* The Mayor on behalf of the City of Normandy, is hereby authorized to enter into an agreement with St. Louis County for the enforcement of the Electrical Code of the City of Normandy by the County of St. Louis on the following terms:
1. *Services to be rendered.* The County shall provide to Municipality, code enforcement in the area of electricity.

2. *Terms of agreement.* Service shall continue from year to year, however, either party may terminate upon giving ninety (90) days prior written notice.
  3. *Compensation.* The County shall collect and retain all fees.
  4. *Restrictive provisions.* If the Municipality has adopted provisions more restrictive than those contained in the applicable County Code, Municipality shall approve all plans prior to submission to County's Department of Public Works.
- C. *Penalty.* Any person violating any of the provisions of the Code adopted in this Section shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

#### **SECTION 500.060: PLUMBING CODE**

- A. *Adoption.* The St. Louis County Plumbing Code adopted by the County of St. Louis, Missouri, as of the last amendatory ordinance on June 11, 1998, is hereby adopted by reference as the Plumbing Code of the City of Normandy, Missouri, as if fully set out herein. A copy of such Code shall be kept on file by the City Clerk and shall be available for inspection.
- B. *Enforcement.* The Mayor, on behalf of the City of Normandy is hereby authorized to enter into an Agreement with St. Louis County for the enforcement of the Plumbing Code of the City of Normandy by the County of St. Louis on the following terms:
1. *Services to be rendered.* The County shall provide to Municipality, code enforcement in the area of Plumbing.
  2. *Terms of agreement.* Service shall continue from year to year, however, either party may terminate upon giving ninety (90) days prior written notice.
  3. *Compensation.* The County shall collect and retain all fees.
  4. *Restrictive provisions.* If the Municipality has adopted provisions more restrictive than those contained in the applicable County Code, Municipality shall approve all plans prior to submission to County's Department of Public Works.
  5. *Regulatory ordinances.* The Municipality shall approve all plans for compliance with Zoning or other regulatory ordinances prior to submission to County's Department of Public Works.
- C. *Permit Required.* No installation or alterations of any plumbing or sewerage shall be made without first procuring a permit therefor. Applications for such permit, describing such work, shall be made by the person, firm or corporation installing same and permit when issued shall be to such applicant.
- D. *Penalty.* Any person violating any of the provisions of the Code adopted in this Section shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is

committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder. (Ord. No. 424, 10-13-98)

#### **SECTION 500.070: ADOPTION OF ST. LOUIS COUNTY ELEVATOR CODE**

- A. The Mechanical Code of St. Louis County, (as it pertains to elevators only), adopted by St. Louis County on March 17, 1994, and the Building Code of St. Louis County, (as it pertains to elevators only), adopted by St. Louis County on August 7, 1997, are hereby adopted as the Elevator Code of the City of Normandy, Missouri.
- B. *Agreement With County For Enforcement Of Elevator Code.* The City Manager, on behalf of the City of Normandy, is hereby authorized to enter into an agreement with the County for the enforcement of the Elevator Code of the City of Normandy by St. Louis County. The County shall collect and retain all fees.
- C. *Penalty.* Any person violating any of the provisions of the Code adopted in this Section shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

#### **SECTION 500.080: MECHANICAL CODE**

- A. The St. Louis County Mechanical Code adopted by the County of St. Louis as of the last amendatory ordinance on March 17, 1994, is hereby adopted by reference as the Mechanical Code of the City of Normandy, Missouri, as if fully set out herein. A copy of such Code shall be kept on file by the City Clerk and shall be available for inspection.
- B. *Enforcement.* The Mayor, on behalf of the City of Normandy, is hereby authorized to enter into an agreement with St. Louis County for the enforcement of the Mechanical Code of the City of Normandy by the County of St. Louis on the following terms:
  - 1. *Services to be rendered.* The County shall provide to Municipality, code enforcement in the area of mechanical.
  - 2. *Terms of agreement.* Service shall continue from year to year, however, either party may terminate upon giving ninety (90) days prior written notice.
  - 3. *Compensation.* The County shall collect and retain all fees.
  - 4. *Restrictive provisions.* If the City has adopted provisions more restrictive than those contained in the applicable County Code, the City shall approve all plans prior to submission to County's Department of Public Works.
- C. *Penalty.* Any person violating any of the provisions of the Code adopted in this Section shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is

committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

#### **SECTION 500.090: EXPLOSIVES CODE**

- A. The St. Louis County Explosives Code adopted by the County of St. Louis as of the last amendatory ordinance on June 6, 1994, is hereby adopted by reference as the Explosives Code of the City of Normandy, Missouri, as if fully set out herein. A copy of such Code shall be kept on file by the City Clerk and shall be available for inspection.
- B. *Enforcement.* The Mayor, on behalf of the City of Normandy, is hereby authorized to enter into an agreement with St. Louis County for the enforcement of the Explosives Code of the City of Normandy by the County of St. Louis on the following terms:
1. *Services to be rendered.* The County shall provide to Municipality, code enforcement in the area of explosives.
  2. *Terms of agreement.* Service shall continue from year to year, however, either party may terminate upon giving ninety (90) days prior written notice.
  3. *Compensation.* The County shall collect and retain all fees.
  4. *Restrictive provisions.* If the City has adopted provisions more restrictive than those contained in the applicable County Code, the City shall approve all plans prior to submission to County's Department of Public Works.
- C. *Penalty.* Any person violating any of the provisions of the Code adopted in this Section shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

#### **SECTION 500.100: AMUSEMENTS CODE**

The St. Louis County Code, as amended, for:

1. Amusement,

which was adopted by the Council of the County of St. Louis on:

1. Amusement, May 16, 1980.

respectively, is hereby adopted as the Amusement Code of the City of Normandy, Missouri, as if fully set out herein. (Ord. No. 133 §§1–2, 7-28-81)

**SECTION 500.110: FEES FOR BUILDING PERMITS AND INSPECTION**

The building fees and inspection fees for the City of Normandy shall be as follows:

*For a single-family dwelling:*

Inspection fee	\$25.00
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*Duplex or multiple family building:*

Inspection fee	\$25.00
Re-inspection within two (2) months	\$15.00

*Building permit:*

Three dollars (\$3.00) per thousand dollars of estimated construction cost for all construction, alteration, and demolition with a ten dollar (\$10.00) minimum fee.

The following categories of construction, alteration, and demolition shall be deemed applicable to a building permit fee:

*Breezeways, carports, garages*

Footing inspection	\$10.00
Framing inspection	\$10.00
Final inspection	<u>\$10.00</u>
Total	\$30.00

*Demolition (Building)*

First story	\$10.00
Each additional story	<u>\$10.00</u>
Total	\$20.00

*Driveways*

Inspection	\$10.00
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*Fences*

Inspection	\$10.00
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*Room additions, alterations and remodeling*

Footing inspection	\$10.00
Foundation inspection	\$10.00
Framing inspection	\$10.00
Drywall inspection 1	\$10.00
Drywall inspection 1	\$10.00
Final inspection	<u>\$10.00</u>
Total	\$60.00

*Signs*

Footing inspection	\$15.00
Final inspection	<u>\$10.00</u>
Total	\$25.00

*Swimming pools*  
Inspection

\$10.00

*Antenna dish:*

Three dollars (\$3.00)/thousand ten dollars (\$10.00) minimum, plus ten dollar (\$10.00) inspection, a minimum of twenty dollars (\$20.00).

*Park rental:*

Resident

\$15.00

Non-resident

\$25.00

### **ARTICLE III. BUILDING COMMISSIONER**

#### **SECTION 500.120: OFFICE OF BUILDING COMMISSIONER**

There is hereby created and established the office of Building Commissioner of the City of Normandy, Missouri. (Ord. No. 79 §1, 4-10-79)

#### **SECTION 500.130: APPOINTMENT AND TENURE**

A qualified person shall be appointed as Building Commissioner by the Mayor in accordance with the provisions of the Personnel Code of the City of Normandy, Missouri. Said appointment shall be for an indefinite term. (Ord. No. 79 §2, 4-10-79; Ord. No. 214 §1, 6-12-84)

#### **SECTION 500.140: COMPENSATION**

The Building Commissioner shall receive such compensation as may be established from time to time by the City Council. Such compensation shall be payable bi-weekly. (Ord. No. 79 §3, 4-10-79)

#### **SECTION 500.150: POWERS AND DUTIES**

The Building Commissioner, under the general supervision of the Mayor, shall have the following powers and duties:

1. The Building Commissioner shall be the Enforcement Official and shall perform such duties prescribed for him/her in the Minimum Housing Code of the City of Normandy.
2. The Building Commissioner shall be the Zoning Officer of the City and shall perform such duties prescribed for him/her in the Zoning Ordinance of the City of Normandy. He/she shall attend all meetings of the Planning and Zoning Commission and shall serve as a non-voting member of that body.
3. The Building Commissioner shall be liaison officer with the Normandy Fire Protection District regarding fire protection and the duties of Fire Marshal.

4. The Building Commissioner shall coordinate with the Department of Public Works of St. Louis County all applications for building, plumbing, electrical and mechanical permits for the City of Normandy.
5. The Building Commissioner shall perform such duties prescribed for him\her in the Sign Regulations of the City of Normandy.
6. The Building Commissioner shall be responsible for enforcement of the Unsafe Structures Code.
7. The Building Commissioner shall be responsible for enforcement of the Sign Regulations.
8. The Building Commissioner shall be responsible for enforcement of the Weed Regulations. (Ord. No. 79 §4, 4-10-79; Ord. No. 214 §1, 6-12-84)

#### **ARTICLE IV. SEISMIC DESIGN**

##### **SECTION 500.160: SEISMIC DESIGN REQUIRED OF NEW CONSTRUCTION AND MAJOR STRUCTURAL RENOVATIONS**

- A. Any new construction, additions and alterations, as such term is defined by the building officials and code administrators code, to existing buildings and structures within the city, shall comply with the standards for seismic design and construction of the Building Officials and Code Administrators Code.
- B. Seismic design criteria as to additions and alterations apply only to structural components constituting the addition or alteration and shall not be applied to require reconstruction or fortification of existing structures proposed to be altered. If any addition or alteration adversely affects portions of existing facilities which are not being altered, then those parts thus affected may require evaluation and possible reinforcement such that the additions or alterations will result in a structure that is at least as safe as it was prior to the additions or alterations. (Ord. No. 319 §§1-3, 3-12-91)

## **CHAPTER 505: PROPERTY MAINTENANCE CODE**

### **SECTION 505.010: INTERPRETATION**

The City Council recognizes that certain of the matters addressed in the Property Maintenance Code hereinafter adopted may also be addressed by certain portions of Ch. 235 and Section 220.050, as well as by other portions of other ordinances of the City. It is hereby declared to be the intention of the Council that any provisions of such ordinances shall be read in harmony with the provisions of the Property Maintenance Code hereinafter adopted and that provisions of the aforesaid ordinances shall be so construed, interpreted, administered and applied as to reconcile any differences between such ordinances and the Code hereinafter adopted. To the extent that any provision of the aforesaid ordinances may be determined to be irreconcilable with the provisions of the Code hereinafter adopted, but only to that extent, those ordinance provisions shall be deemed to have been superseded and repealed by the adoption of this Property Maintenance Code. (Ord. No. 323 §1, 7-9-91)

### **SECTION 505.020: PROPERTY MAINTENANCE CODE ADOPTION**

Pursuant to the provisions of Section 67.280, RSMo., 1986, that certain document, three (3) copies of which have been on file with the City Clerk of Normandy for at least ninety (90) days preceding the adoption of this Code and three (3) copies of which shall be hereafter maintained on file with the said City Clerk and available for public use, inspection and examination, being marked, designated and titled as "The BOCA National Property Maintenance Code, Third Edition, 1990" as published by the Building Officials and Code Administrators International, Inc., be and is hereby adopted as the Property Maintenance Code of the City of Normandy, Missouri, for the control of buildings and structures as therein provided. Each and all of the regulations, provisions, penalties, conditions and terms of said BOCA National Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 505.030 of this Chapter. (Ord. No. 323 §2, 7-9-91)

### **SECTION 505.030: AMENDMENTS**

The BOCA National Property Maintenance Code is amended and revised in the following respects:

1. **Section PM-100.1 (page 1, second line).** Insert: "City of Normandy, Missouri".
2. **Section PM-109.2 (page 7)** is hereby deleted in its entirety and the following Section is hereby substituted in lieu thereof, to wit:

**PM-109.2 Penalty:** Any person, firm or corporation, who shall violate any provision of this Code shall, upon conviction thereof, be subject to a fine not to exceed five hundred dollars (\$500.00) or imprisonment for a term not to exceed ninety (90) days, or by both such fine and imprisonment. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions of this Code, shall be deemed to be a separate offense.

3. **Section PM-110.0 Demolition (pages 8 and 9)** is hereby deleted in its entirety.

4. **Section PM-111.0, et. seq. (pages 9 and 10)** are hereby deleted in their entirety and the following Sections are hereby substituted in lieu thereof, including a new Section to be designated as Section PM-111.4 Appeal, to wit:

**PM-111.1 Petition:** Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Code, or of any rule or regulation adopted pursuant thereto, shall have the right to request and shall be granted a hearing on the matter before the City Council; provided that such a person shall file, with the City Clerk, a written petition requesting such hearing and containing a statement of the grounds therefore within ten (10) days after the day the notice was served.

**PM-111.2 Appeals Board:** In order to protect existing structures in the jurisdiction by vigorous enforcement of the provisions of this Code, there shall be and is hereby created an Appeals Board, hereinafter referred to as the Board, consisting of the members of the City Council.

**PM-111.2.1 Vote:** The Board shall hear all appeals relative to the enforcement of this Code, and by a concurring vote of the majority of its members shall reverse or affirm wholly or partly, or modify, the decision appealed from and shall make such order or determination as in the opinion of the Board ought to be made.

**PM-111.2.2 Financial interest:** A member of the Board shall not participate in any hearings or vote on any appeal on which that member has a direct or indirect financial interest, or is engaged as a contractor, or is engaged in the preparation of plans and specifications, or in which that member has any personal interest.

**PM-111.3 Records:** The Secretary of the Board shall keep a record of each meeting so that the record shows clearly the basis for each decision made by the Board.

**PM-111.4 Appeals:** Any interested parties may appeal from the determination of the hearing held by the Appeals Board, to the Circuit Court, as established in Chapter 536, RSMo., provided however, that notice is given within ten (10) days of the date of determination of the Appeals Board.

5. A new Section, to be designated as Section PM-112 Occupancy Permit Required, is inserted after Section 111.4, as amended above, to read as follows:

**Section PM-112 Certificate Of Compliance And Occupancy Permit.**

**PM-112.1 Scope; Requirement:** Except as otherwise provided, it shall be unlawful for any person to occupy, or for any owner or agent thereof to permit the occupancy of any structure or addition thereto, or part thereof, for any purpose until all required certificates of compliance and/or occupancy permits have been issued by the Code Official. No certificate or permit shall be issued until all violations of this Code shall have been corrected and brought into compliance.

**PM-112.2.1 Transfer of ownership; certificate of compliance required:** Prior to any transfer, change of ownership or occupancy of any building or part thereof the owner, lessor or agent thereof shall request the Code Official to make an inspection of said building to determine compliance with the provisions of this Code. If no violations are noted, the Code Official shall

issue a certificate of compliance which shall be valid for one hundred eighty (180) days, unless revoked by the Code Official for good cause. A fee shall be charged for each

initial and subsequent inspection. It shall be unlawful for the owner, lessor or agent thereof of any building or part thereof to sell, transfer, lease, sublease, rent or otherwise dispose thereof to another until a certificate of compliance shall have been issued.

**PM-112.2.2 Correction required:** If there are violations of this Code which must be abated or corrected before a certificate of compliance is issued, it shall be the responsibility of the seller, lessor or agent thereof to abate such violations.

**PM-112.2.3 Transferee may assume responsibility:** With the approval of the Code Official, a transferee of a building or part thereof may assume responsibility for abating violations of this Code by executing an affidavit stating that such transferee assumes responsibility for abating such violations and establishing the date by which such abatement shall be accomplished, which date shall be subject to approval by the Code Official.

**PM-112.2.4 Exception:** This Section shall not apply to transfers of a building or part thereof wherein the transferee executes an affidavit directed to the Code Official attesting to the fact that the structure(s) and or building(s) on the property so transferred will be demolished within ninety (90) days of transfer.

**PM-112.3.1 Occupancy permit required:** It shall be unlawful for any person to hereafter occupy or for the owner, lessor or agent thereof to permit the occupancy of any building until an occupancy permit has been issued by the Code Official. No occupancy permit shall be issued until any violations of this Code shall have been corrected and the fee for such permit shall have been paid. No person not listed on the occupancy permit for a dwelling or dwelling unit shall occupy or be permitted to occupy the same and no person or activity not listed on the occupancy permit for a building not used for dwelling purposes shall be permitted therein. Whenever the owner or occupant of any dwelling or dwelling unit shall permit or suffer any additional person to occupy same, the Code Official shall be notified and the occupancy permit shall be amended accordingly, provided that all other requirements of this Code shall then be satisfied. Whenever the owner or occupant of any building not used for dwelling purposes shall permit an additional or separate use to be undertaken therein, the Code Official shall be notified and the occupancy permit shall be amended accordingly, provided that all other requirements of this Code shall then be satisfied.

**PM-112.3.2 Application for permit:** Any person hereafter occupying any building or part thereof shall apply for an occupancy permit on an application form provided by the Code Official. Such application shall contain the name of the applicant, the names, dates of birth and relationship of all persons to occupy the building or part thereof and such other information as shall be required by the Code Official. The application shall be signed and sworn to by the applicant. It shall be unlawful for any person to knowingly make any false statement in an application for an occupancy permit or any amendment thereto.

**PM-112.3.3 Conditional permit:** A conditional occupancy permit may be issued by the Code Official if, in his/her judgment, any deficiency or non-compliance with this Code would not seriously endanger the health or safety of the occupants or the community and provided the occupant executes an affidavit that all required corrections shall be made within a time specified therein. If approved by the Code Official in all respects, the building may thereafter be occupied while such corrections are being made. Upon expiration of the time allowed in the conditional permit all required corrections shall be completed or the building or part thereof shall be vacated. At such time as the building or part thereof shall be in compliance with the requirements of this Code, an occupancy permit shall be issued.

6. Section PM-201.0 "Family" definition (page 12) is hereby deleted in its entirety and the following Section, "Family" definition, is hereby substituted in lieu thereof, to wit:

**PM-201.0 Family:** An individual or married couple and the children thereof with not more than two (2) other persons related directly to the individual or married couple by blood or marriage; or a group of not more than three (3) unrelated persons, living together as a single housekeeping unit in a dwelling unit.

7. Section PM-301.4 (page 15) is hereby deleted in its entirety.
8. Section PM-301.8 (page 16) and each part, portion and subportion thereof, are hereby deleted in their entirety and a new Section PM-301.8 is hereby enacted in lieu thereof to read as follows:

**PM-301.8 Motor vehicles:** It shall be unlawful for any person to make repairs or work on any automobile, truck or vehicle stopped, parked or located on or about any land or premises located in any residential zoning district; except that a person who is a resident of said districts may make repairs or work on such vehicles as may be registered with the Missouri Department of Revenue in the name of such person or titled in some other lawful manner in the name of such person, provided that the vehicles are kept in a garage or on the street adjacent to such person's property or in a driveway thereof and provided, further, that no unregistered and/or uninspected and/or inoperable or dismantled vehicle shall be kept for more than twenty-four (24) hours on any street or in any driveway or other than in an enclosed structure designed for storage of motor vehicle.

9. **Section PM-302.12 (page 17, first line).** Substitute "April 1" for the first bracketed word "Date" and "October 31" for the second bracketed word "Date".
10. **Section PM-601.1 (page 27, line ten).** Substitute "October 1" for the first bracketed word "Date" and "April 30" for the second bracketed word "Date".
11. **Section PM-601.2 (page 27, second line).** Substitute "October 1" for the first bracketed word "Date" and "April 30" for the second bracketed word "Date". (Ord. No. 323 §3, 7-9-91)

#### **SECTION 505.040: ADMINISTRATION**

The Building Commissioner of the City of Normandy is hereby charged with and shall hereafter be responsible for administration and enforcement of this Code. The Building Commissioner is authorized to designate such other City Officials or employees as may be appropriate to assist and represent him/her in his/her duties. (Ord. No. 323 §4, 7-9-91)

#### **SECTION 505.050: LIABILITY**

Nothing in this Chapter or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, not any rights acquired, nor liability incurred, not any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 505.010 of this Chapter; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Chapter. (Ord. No. 323 §5, 7-9-91)

**SECTION 505.060: SEVERABILITY**

It is hereby declared to be the intention of the City Council that each and every part, Section and Subsection of this Chapter and the Property Maintenance Code adopted hereby shall be separate and severable from each and every other part, Section and Subsection and that the City Council intends to adopt each said part, Section and Subsection separately and independently of any other part, Section and Subsection. In the event that any part of this Chapter or the Property Maintenance Code adopted hereunder shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, Sections and Subsections shall be and remain in full force and effect. (Ord. No. 323 §6, 7-9-91)



## **CHAPTER 510: STREETS, SIDEWALKS AND PUBLIC PLACES**

*Cross References—As to builder's deposit to assure restoration of streets and sidewalks damaged during course of building, etc., see §500.020 of this Code; as to garbage, refuse and weeds generally, see ch. 235; as to motor vehicles and traffic generally, see Title III; as to tampering with, damage to, etc., public property generally, see §215.470; as to street and sidewalk requirements concerning subdivision of land, see §§410.060, 410.070; as to taxicabs, see §605.420 et seq.*

### **ARTICLE I. IN GENERAL**

#### **SECTION 510.010: ENCROACHMENTS**

Except as may be provided otherwise by State law, this Code or other ordinance, no person shall encroach upon any street, sidewalk or public place or within the space above any street, sidewalk or public place in the City by the construction or maintenance of any manhole, coal chute, trap door, steps, overhanging eave or other projection or by any other means, except pursuant to a currently valid permit issued by authority of the City Council; and any such permit shall be revocable by the City Council at will; provided, that this Section shall not be construed to apply to limbs of shade or ornamental trees projecting over the surface of a sidewalk at a height not less than eight (8) feet. (CC 1975 §27-1)

#### **SECTION 510.020: OBSTRUCTIONS**

- A. Except as may be provided otherwise by State law, this Code or other ordinance, no person shall place or maintain any obstruction upon any street, sidewalk or public place in the City; provided, that this Subsection shall not be construed to prohibit merchants and other persons doing business in the City, or residents, from the temporary use of such places which abut their respective business premises or residences for the purpose of loading or unloading cargo upon or from any vehicle.
- B. Building contractors, merchants and other persons desiring the temporary use of a portion of a street, sidewalk or public place for the placement of equipment or materials or for the display of merchandise or for any other purpose shall do so only pursuant to a currently valid permit issued by the Director of Public Works and Welfare; and any such permit may contain terms and conditions relating to space to be kept unobstructed for the free passage of vehicular and pedestrian traffic, the safety of persons and property, and the welfare and convenience of the public as may be deemed by the Director of Public Works and Welfare to be appropriate, and it shall be unlawful for the holder of any such permit to violate or fail to comply with any of the terms or conditions thereof.
- C. *Public Right-Of-Way Regulations.*
  - 1. It shall be unlawful for the owner of any property to permanently or temporarily erect, install or place, or to suffer or permit another to permanently or temporarily erect, install or place, any accessory facility, recreational device, basketball standard, badminton net, volleyball net, or any similar equipment, device or facility on any lot in such a manner as to make it reasonably likely or foreseeable that persons utilizing such equipment or facility will go onto a public street or roadway or any public right-of-way in the process of utilizing such equipment.

2. It shall be unlawful for the owner of any property to permanently or temporarily erect, install or place, or to suffer or permit another to permanently or temporarily erect, install or place, any accessory facility, recreational device, basketball standard, badminton net, volleyball net, or any similar equipment, device or facility in or on any public street or roadway or any public right-of-way or other public property adjacent to such owner's property.
- D. Overhanging tree limbs and projecting bushes, shrubbery or other plantings shall be considered obstructions within the meaning of this Section when they project into, over or upon the paved, travelled right-of-way of any sidewalk or street. All projecting or overhanging branches shall constitute violations of this Section if:
1. They overhang sidewalks below the height of eight (8) feet; or
  2. They overhang streets below the height of thirteen (13) feet.
- E. No plantings of any kind shall be made within thirty (30) feet of any street intersection, if such plantings will obstruct the view of drivers of approaching vehicles upon the intersecting streets below a height of six (6) feet. (CC 1975 §27-2; Ord. No. 460 §1, 6-6-00)

**SECTION 510.030: PROHIBITED ACCUMULATION OF SNOW, ICE AND DEBRIS ON  
SIDEWALKS AND REMOVAL THEREOF BY CITY AT EXPENSE OF  
PROPERTY OWNERS**

- A. No person shall permit the accumulation of snow or ice upon the sidewalk adjacent to any property owned or occupied by him/her within the City but shall remove the same within a reasonable time.
- B. No person shall permit the accumulation of trash, debris or anything unsanitary upon the sidewalk adjacent to any property owned or occupied by him/her within the City, or within five (5) feet of any such sidewalk.
- C. Upon the accumulation of any snow, ice or debris upon any sidewalk or within five (5) feet of any sidewalk in violation of this Section, the City, if the owner or occupant of the adjacent property fails to do so upon notice, may remove such snow, ice or debris, and the expense of such removal shall be charged to the owner of such adjacent property and shall be collectable in any manner authorized by law. (CC 1975 §27-3)

**SECTION 510.040: MAPS AND PLANS OF SPACE UNDER SURFACE OF STREETS,  
SIDEWALKS AND PUBLIC PLACES REQUIRED TO BE FILED  
WITH CITY**

Users of subsurface street space shall maintain accurate drawings, plans and profiles showing the location and character of all underground structures, including abandoned installations. Corrected maps shall be filed with the Director of Public Works and Welfare within sixty (60) days after new installations, changes or replacements are made. (CC 1975 §27-4; Ord. No. 208 §38)

**ARTICLE II. STREET AND SIDEWALK CONSTRUCTION—  
SIDEWALK MAINTENANCE**

**SECTION 510.050: CONSTRUCTION, GRADING, LOCATION, ETC., OF SIDEWALKS**

- A. The construction of sidewalks is hereby required along any of the streets within the City as a part of and at the time of any new street construction.
- B. The grading, fill, location and type of construction of sidewalks shall be to specification as established by the Director of Public Works and Welfare, unless otherwise provided in any particular ordinance or in any particular contract by and between the City and the construction contractor. (CC 1975 §27-5; Ord. No. 289 §2)

**SECTION 510.060: MAINTENANCE OF SIDEWALKS**

- A. It shall be the responsibility of each owner of property which is adjacent to a sidewalk to keep such sidewalk in safe repair.
- B. It shall be the duty of the Building Commissioner to notify the property owner in writing whenever any repairs are needed, and the notice shall include a description of the length, breadth and material to be used.
- C. Upon notification, the property owner shall have ten (10) days in which to commence work. If, at the end of the fifteenth (15th) day after notification the owner has not in good faith commenced the specified repair work, the City shall cause the sidewalk to be repaired or replaced, the cost of which shall be charged the property owner and shall become a lien against the owner's property or lot.
- D. If the owner of property or a lot adjacent to a sidewalk needing repairs cannot be served personally or by mail, the City shall cause four (4) weeks' notice to be published in a local daily or weekly newspaper, containing a description of the lot and the repairs to be made, prior to commencing repair work. (CC 1975 §27-6; Ord. No. 457 §§1–4)

**SECTION 510.070: SECURITY TO BE GIVEN CITY BY CONTRACTOR FOR STREET  
CONSTRUCTION WORK**

In all instances where a street is to be constructed within the City, the contractor who is to perform such construction shall deposit with the City Clerk a sum of money to be computed at the rate of thirty dollars (\$30.00) per lineal foot of street to be constructed, or shall obtain a performance bond, the face value of which shall be computed at the rate of thirty dollars (\$30.00) per lineal foot of street to be constructed, and shall deposit such bond with the City Clerk, or he/she shall furnish such security as the City Council shall require for the faithful completion of the construction of the street; and such money, bond or other required security shall be held by the City until such time as the street construction is completed in accordance with the specifications set forth by the City.

In the event such street is not constructed in accordance with the specifications set forth, such money, bond or other security shall be used by the City to construct, alter or repair the street so as to bring it within the specification as provided therefor, and the remainder should be forfeited for

failure to comply with the City specifications. In the event the amount of money deposited or face value of the performance bond, or the other security as required, is not sufficient to meet the cost

of construction of such street or to repair it so as to bring it within the specification provided therefor, the City shall have the right to do such work as may be necessary to bring the street within the specifications provided therefor, and to collect the excess cost expended therefor from the contractor originally making deposit with the City for the faithful completion of this work. (CC 1975 §27-7; Ord. No. 168 §11)

**SECTION 510.080: MAINTENANCE AND INSPECTION OF STREETS CONSTRUCTED BY PRIVATE PARTIES PRIOR TO ACCEPTANCE BY CITY FOR MAINTENANCE**

- A. Each new street constructed in the City by any subdivider or other person, exclusive of City employees and contractors under contract with the City, shall be maintained for a period of at least one (1) year by such subdivider or other person before it shall be accepted by the City for the purpose of City maintenance.
- B. Before such acceptance by the City as provided in Subsection (A) of this Section, the street shall be inspected by the Director of Public Works and Welfare, and it shall be accepted for maintenance by the City only if it is found to be constructed according to specifications as provided in this Article. The cost of each such inspection shall be paid by the person who constructed the street proposed to be accepted by the City. (CC 1975 §27-8; Ord. No. 132 §§1–3)

## **CHAPTER 515: DANGEROUS BUILDINGS**

### **SECTION 515.010: PURPOSE AND SCOPE**

It is the purpose of this Chapter to provide a just, equitable and practicable method for the repairing, vacation or demolition of buildings or structures that may endanger the life, limb, health, property, safety or welfare of the occupants of such buildings or the general public, and this Chapter shall apply to all dangerous buildings, as herein defined, that now are in existence or that may hereafter exist in the City of Normandy, Missouri. (Ord. No. 420 §1, 4-14-98)

### **SECTION 515.020: DANGEROUS BUILDINGS DEFINED**

All buildings or structures that are detrimental to the health, safety or welfare of the residents of the City of Normandy, and that have any or all of the following defects shall be deemed "*dangerous buildings*":

1. Those with interior walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
2. Those that, exclusive of the foundation, show ten percent (10%) or more damage or deterioration of the supporting member or members, or twenty percent (20%) damage or deterioration of the non-supporting enclosing or outside walls or covering.
3. Those that have improperly distributed loads upon the floors or roofs, or in which the same are overloaded or that have insufficient strength to be reasonably safe for the purpose used.
4. Those that have been damaged by fire, wind or other causes so as to become dangerous to life, safety or the general health and welfare of the occupants or the people of the City.
5. Those that are so dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or welfare of those occupying such building.
6. Those having light, air and sanitation facilities that are inadequate to protect the health, safety or general welfare of human beings who live or may live therein.
7. Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other adequate means of evacuation.
8. Those that have parts thereof that are so attached that they may fall and injure members of the public or their property.
9. Those that because of their condition are unsafe, unsanitary or dangerous to the health, safety or general welfare of the people of this City. (Ord. No. 420 §2, 4-14-98)

**SECTION 515.030: DANGEROUS BUILDINGS DECLARED NUISANCE**

All dangerous buildings, as defined by Section 515.020, are hereby declared to be public nuisances, and shall be repaired, vacated or demolished as provided herein. (Ord. No. 420 §3, 4-14-98)

**SECTION 515.040: STANDARDS FOR REPAIR, VACATION OR DEMOLITION**

The following standards shall be followed in substance by the Building Inspector and the Building Commissioner in ordering the repair, vacation or demolition of any dangerous building.

1. If the dangerous building can reasonably be repaired so that it no longer will exist in violation of the terms of this Chapter, it shall be ordered repaired.
2. If the dangerous building is in such condition as to make it dangerous to the health, safety or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it no longer will exist in violation of the terms of this Chapter, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this Chapter or any ordinance of the City of Normandy, or Statute of the State of Missouri, it shall be repaired or demolished. (Ord. No. 420 §4, 4-14-98)

**SECTION 515.050: BUILDING INSPECTOR**

All Police Officers and all other employees of the City of Normandy, Missouri, so designated by the Mayor of the City of Normandy, shall be Building Inspectors within the meaning of this Chapter. (Ord. No. 420 §5, 4-14-98)

**SECTION 515.060: DUTIES OF BUILDING INSPECTOR—PROCEDURE AND NOTICE**

The Building Inspector(s) shall have the duty under this Chapter to:

1. Inspect, or cause to be inspected, as often as may be necessary, all residential, institutional, assembly, commercial, industrial, garage, special or miscellaneous occupancy buildings for the purpose of determining whether any conditions exist that render such places to be a dangerous building when he/she has reasonable grounds to believe that any such building is dangerous.
2. Inspect any building, wall or structure about which complaints are filed by any person to the effect that a building, wall or structure is or may be existing in violation of this Chapter, and the Building Inspector determines that there are reasonable grounds to believe that such building is dangerous.
3. Inspect any building, wall or structure reported by the Normandy Fire District or the Normandy Police Department as probably existing in violation of this Chapter.

4. Notify, in writing, either by personal service or by certified mail, return receipt requested, or if service cannot be had by either of these modes of service, then service may be had by publication in a newspaper qualified to publish legal notices for two (2) successive weeks, the

owner, occupant, lessee, mortgagee, agent and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of St. Louis County, of any building found by him/her to be a dangerous building within the standards set forth in Section 515.020.

The notice required shall state that:

- a. The owner must vacate, vacate and repair, or vacate and demolish said building and clean up the lot or property on which the building is located in accordance with the terms of the notice and this Chapter.
  - b. The occupant or lessee must vacate said building or have it repaired in accordance with the notice and remain in possession.
  - c. The mortgagee, agent or other persons having an interest in said building as shown by the land records of the Recorder of Deeds of the County wherein the land is located, may, at his/her own risk, repair, vacate or demolish the building and clean up the property or have such work done; provided, that any person notified under this Subsection to repair, vacate or demolish any building or clean up the property shall be given such reasonable time not exceeding thirty (30) days, to commence and complete the required work.
5. The notice provided for in this Section shall state a description of the building or structure deemed dangerous, a statement of the particulars that make the building or structure a dangerous building and an order requiring the designated work to be commenced within the time provided for in the above Subsection.
  6. Report in writing to the City Building Commissioner and City Prosecutor the non-compliance with any notice to vacate, repair, demolish, clean up the property or upon the failure to proceed continuously with the work without unnecessary delay.
  7. Appear at all hearings conducted by the Building Commissioner and testify as to the condition of dangerous buildings.
  8. Immediately report to the Building Commissioner concerning any building found by him/her to be inherently dangerous and that he/she determined to be a nuisance per se. The Building Commissioner may direct that such building be marked or posted with a written notice reading substantially as follows:

"This building has been found to be a dangerous building by the Building Inspector. This notice is to be posted on the building and the building is to be vacated, repaired, demolished and the property is cleaned up in accordance with the notice that has been given the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of St. Louis County.

Provided however, that the order by the Building Commissioner and the posting of said notice, shall not be construed to deprive all persons entitled thereto by this Chapter to the notice and hearing prescribed herein. (Ord. No. 420 §6, 4-14-98)

**SECTION 515.070: DUTIES OF THE BUILDING COMMISSIONER**

The Building Commissioner shall have the powers and duties pursuant to this Chapter to:

1. Supervise all inspections required by this Chapter, and cause the Building Inspector to make inspections and perform all the duties required of him/her by this Chapter. Upon receiving a complaint or report from any source, that a dangerous building exists in the City, the Building Commissioner shall cause an inspection to be made forthwith. If the Building Commissioner deems it necessary to the performance of his/her duties and responsibilities imposed herein, the Building Commissioner may request an inspection and report be made by any other City department or retain services of an expert whenever the Building Commissioner deems such services necessary.
2. Upon receipt of a report from the Building Inspector indicating failure by the owner, lessee, occupant, mortgagee, agent or other persons(s) having an interest in said building to commence work of reconditioning or demolition within the time specified by this Chapter or upon failure to proceed continuously with work without unnecessary delay, the Building Commissioner shall hold a hearing giving the affected parties full and adequate hearing on the matter.

Written notice, either by personal service or by certified mail, return receipt requested, or by publication for two (2) successive weeks, in a newspaper qualified to publish legal notices, at least ten (10) days in advance of a hearing date, to the owner, occupant, mortgagee, lessee, agent and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of St. Louis County wherein the land is located, to appear before the Building Commissioner on the date specified in the notice to show cause why the building or structure reported to be a dangerous building should not be repaired, vacated or demolished in accordance with the statement of particulars set forth in the Building Inspector's notice as provided herein. Any party may be represented by counsel and all parties shall have an opportunity to be heard.

3. Make written findings of fact from the evidence offered at said hearing as to whether or not the building in question is a dangerous building within the terms of Section 515.020 of this Chapter.
4. If the evidence supports a finding based upon competent and substantial evidence that the building or structure is a dangerous building, the Building Commissioner shall issue an order based upon its findings of fact commanding the owner, occupant, mortgagee, lessee, agent or other persons(s) having an interest in said building as shown by the land records maintained by the Recorder of Deeds of St. Louis County to repair, vacate or demolish any building found to be a dangerous building and to clean up the property, provided that any person so notified shall have the privilege of either repairing or vacating and repairing said building, if such repair will comply with the ordinances of the City of Normandy, or the owner or any person having an interest in said building as shown by the land records of the County wherein the land is located, may vacate and demolish said dangerous building at his/her own risk to prevent the acquiring by the City of the lien against the land where the dangerous building stands. If the evidence does not support a finding that a dangerous building or structure is a dangerous building, no order shall be issued.
5. If the owner, occupant, mortgagee or lessee fails to comply with the order within thirty (30) days, the Building Commissioner shall cause such building or structure to be repaired, vacated

or demolished and shall certify the cost of the work borne, by the City of Normandy, for such repair, vacation or demolition (including administrative costs and inspection fees) to the City

Clerk as a special assessment represented by a special tax bill against the real property affected; said tax bill shall be a lien upon said property and shall be deemed a personal debt against the property owner(s) unless that building or structure is demolished, secured or repaired by a contractor pursuant to an order issued by the City of Normandy, and such contractor files a mechanic's lien against the property where the dangerous building is located. The contractor may enforce this lien as provided in Sections 429.010 to 429.360, RSMo. Except as provided in Subsection (6) of this Section, at the request of the taxpayer, this special tax bill may be paid in installments over a period of not more than ten (10) years; said assessment shall bear interest at the rate of eighteen percent (18%) per annum until paid.

6. As to damage or loss to a building or other structure caused by or arising out of any fire, explosion or other casualty loss, if an order is issued by the Building Commissioner as provided in Subsection (5) of this Section, and a special tax bill or assessment is issued against the property, it shall be deemed a personal debt against the property owner. If there are proceeds of any insurance policy based upon a covered claim payment made for damage or loss to a building or other structure caused by or arising out of any fire, explosion or other casualty loss, the following procedure is established for the payment of up to twenty-five percent (25%) of the insurance proceeds, as set forth in Subsections (1) and (2) of this Section. This Subsection shall apply only to a covered claim payment that is in excess of fifty percent (50%) of the face value of the policy covering a building or other structure:
  - a. The insurer shall withhold from the covered claim payment up to twenty-five percent (25%) of the covered claim payment, and shall pay such monies to the City of Normandy, to deposit into an interest-bearing account. Any named mortgagee on the insurance policy shall maintain priority over any obligation under this Chapter.
  - b. The City of Normandy, shall release the proceeds and any interest that has accrued on such proceeds received under Subsection (1) of this Section to the insured or as the terms of the policy and endorsements thereto provide within thirty (30) days after receipt of such insurance monies, unless the City of Normandy, has instituted legal proceedings under the provisions of Subsection (5) of this Section. If the City of Normandy has proceeded under the provisions of Subsection (5) of this Section, all monies in excess of that necessary to comply with the provisions of Subsection (5) of this Section for the removal, securing, repair and clean up of the building or structure and the lot on which it is located, less salvage value, shall be paid to the insured.
7. If there are no proceeds of any insurance policy as set forth in Subsection (6) of this Section, at the request of the taxpayer, the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from the date of its issuance shall be a lien on the property and a personal debt against the property owner(s) until paid.
8. Subsection (6) of this Section shall apply to fire, explosion or other casualty loss claims arising on all buildings and structures.
9. Subsection (6) of this Section does not make the City of Normandy a party to any insurance contract, and the insurer is not liable to any party for any amount in excess of the proceeds otherwise payable under its insurance policy.

10. The Building Commissioner may certify that in lieu of payment of all or part of the covered claim payment under Subsection (6) that it has obtained satisfactory proof that the insured has removed or will remove the debris and repair, rebuild or otherwise make the premises safe and secure. In this event, the Building Commissioner shall issue a certificate within thirty (30) days after receipt of proof to permit covered claim payment to the insured without the deduction pursuant to Subsection (6) of this Section. It shall be the obligation of the insured or other person making the claim to provide the insurance company with the written certificate provided for in this Subsection.
11. The City of Normandy, shall also recover from the property owner its reasonable attorney's fees, collection costs, and court costs incurred in filing or enforcing the lien or incurred in collecting any amount due under this Chapter. (Ord. No. 420 §7, 4-14-98)

#### **SECTION 515.080: APPEAL**

Any owner, occupant, lessee, mortgagee, agent or any other person(s) having an interest in a dangerous building as shown by the land records of the Recorder of Deeds of St. Louis County, wherein the land is located, may, within thirty (30) days from receipt of the order of the Building Commissioner, appeal such decision to the Circuit Court of St. Louis County, wherein the land is located, pursuant to the procedure established in Chapter 536 of the Revised Statutes of Missouri. (Ord. No. 420 §8, 4-14-98)

#### **SECTION 515.090: EMERGENCIES**

In cases where it reasonably appears that there is immediate danger to the health, life or safety of any person unless a dangerous building, as defined herein, is immediately repaired, vacated or demolished and the property is cleaned up, the Building Inspector shall report such facts to the Building Commissioner and the Building Commissioner may cause the immediate repair, vacation or demolition of such dangerous building and cleanup of the property. The costs of such emergency repair, vacation or demolition of such dangerous building shall be collected in the same manner as provided in Sections 515.070. (Ord. No. 420 §9, 4-14-98)

#### **SECTION 515.100: VIOLATIONS—DISREGARDING NOTICES OR ORDERS**

- A. The owner, occupant or lessee in possession of any dangerous building who shall fail to comply with the order to repair, vacate or demolish said building given by the Building Commissioner shall be guilty of a misdemeanor and upon conviction shall be punishable as set forth in Section 515.110.
- B. Any person removing any notices provided for in this Chapter shall be guilty of a misdemeanor and upon conviction shall be punished in accordance with Section 515.110. (Ord. No. 420 §10, 4-14-98)

**SECTION 515.110: PENALTIES**

Any person violating the provisions of this Chapter is guilty of a misdemeanor and upon conviction thereof, shall be fined not more than five hundred dollars (\$500.00). Each day that a person fails to comply with an order of the Building Commissioner may be deemed a separate offense.

(Ord. No. 420 §11, 4-14-98)

